

When recorded return to:
Garren M. Greenleaf
4681 Glacier Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2109
May 12 2021
Amount Paid \$7445.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047269

CHICAGO TITLE
620047269

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gabriel Bazante-Perez and Virginia Agreda-Nunez, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Garren M. Greenleaf, a single person and Rachel Anne
Ferguson, a single person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 37, "PLAT OF SKAGIT HIGHLANDS DIVISION 3", ACCORDING TO THE PLAT THEREOF,
RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

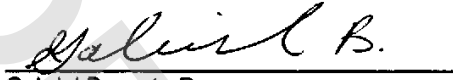
Tax Parcel Number(s): P124570 / 4892-000-037-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

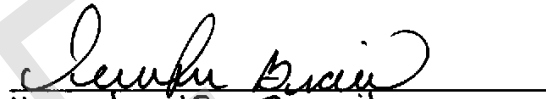
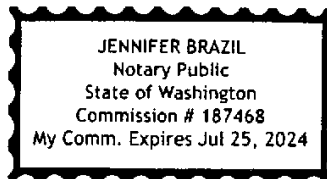
Dated: May 4, 2021



Gabriel Bazante-Perez

Virginia Agreda-NunezState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Gabriel Bazante-Perez and Virginia Agreda-Nunez
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: May 7, 2021

Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: Volume 49 of Deeds, Page 532

The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550:

Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028

3. Pre-Annexation Agreement and the terms and conditions thereof;

Between: City of Mount Vernon and Mount Vernon Association, Inc.
Recording Date: March 27, 1992
Recording No.: 9203270093

4. Development Agreement and the terms and conditions thereof;

Between: The City of Mount Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002

Modified by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010182

5. Storm Drainage Release Easement Agreement and the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington

EXHIBIT "A"

Exceptions
(continued)

corporation
Dated: July 20, 2001
Recording Date: July 27, 2001
Recording No.: 200107270065

6. Mitigation Agreement and the terms and conditions thereof;

Between: City of Sedro Woolley School District No. 101 and MVA Inc., a
Washington corporation
Dated: July 5, 2001
Recording Date: July 27, 2001
Recording No.: 200107270077

7. Developer Extension Agreement and the terms and conditions thereof;

Between: M.C.A. Inc., a corporation and the City of Mount Vernon
Dated: July 27, 2001
Recording Date: August 22, 2001
Recording No.: 200108220046

Amended by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010181

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof;

Recording Date: May 23, 2002
Recording No.: 200205230079
Amended by instrument(s):

Recording Date: June 3, 2002
Recording No.: 200206030153

9. Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands and The Quadrant Corporation
Dated: October 21, 2004
Recording Date: November 1, 2004
Recording No.: 200411010178

10. Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC The Quadrant Corporation

EXHIBIT "A"

Exceptions
(continued)

Recording Date: November 1, 2004
Recording No.: 200411010179

11. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200506080122

13. Terms and conditions of the Master Plan Agreement;

Recording Date: July 1, 2005
Recording No.: 200507010182

14. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;

Recording Date: August 17, 2005
Recording No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s);
Recording Date: July 25, 2006
Recording No.: 200607250099

15. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 17, 2005
Recording No.: 200508170114

EXHIBIT "A"

**Exceptions
(continued)**

Partial Assignment of Declarant's Rights:

Recording Date: May 26, 2006
Recording No.: 200605260149

Assignment of Declarant's Rights:

Recording Date: July 25, 2006
Recording No.: 200607250100

Declaration amended / modified by instrument(s):

Recording No.: 200604060049
Recording No.: 200605230088
Recording No.: 200605260150
Recording No.: 200608250117
Recording No.: 200612210068
Recording No.: 200806040066
Recording No.: 200902050087
Recording No.: 201510210021
Recording No.: 201510210022
Recording No.: 201510260101
Recording No.: 201510260102
Recording No.: 201512160015
Recording No.: 201708100003

16. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skagit Highlands Homeowners Association, a Washington nonprofit corporation, its successors and assigns
Recording Date: August 17, 2005
Recording No.: 200508170114

17. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recording Date: August 17, 2005
Recording No.: 200508170115
Executed By: Skagit Highlands, LLC, a Washington limited liability company

18. Water Service Contract Agreement and the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC
or its successors or assigns
Recording Date: October 7, 2005

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200510070093
Regarding: Water service contract

19. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Skagit Highlands Division No. 3:
Recording No: 200605150163
20. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. Assessments, if any, levied by Mt Vernon.
23. City, county or local improvement district assessments, if any.